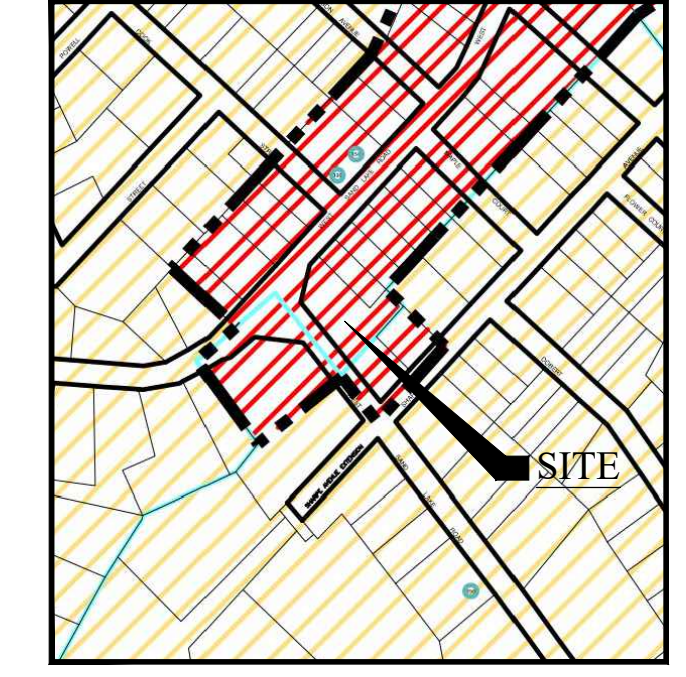


**SITE LOCATION MAP**  
N.T.S.



**ZONING MAP**  
N.T.S.

**SITE STATISTICS**

	EXISTING	% COV.	PROPOSED	% COV.
LOT SIZE	26,423 S.F.			
LOT WIDTH	77.7'			
PAVED / GRAVEL AREA	11,685 S.F.	44.2	15,978 S.F.	60.4
GREEN SPACE	10,792 S.F.	40.8	6,499 S.F.	24.6
BUILDING AREA	3,946 S.F.	15.0	3,946 S.F.	15.0
TOTAL	26,423 S.F.	100.0	26,423 S.F.	100.0

**PARKING ANALYSIS:**

EXISTING PARKING PROVIDED = 14 SPACES (INCLUDING 1 ACCESSIBLE SPACE)  
 PROPOSED PARKING PROVIDED = 34 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

**ZONING AND LAND USE:**

TOWN OF NORTH GREENBUSH  
 197 ZONING ATTACHMENT 2

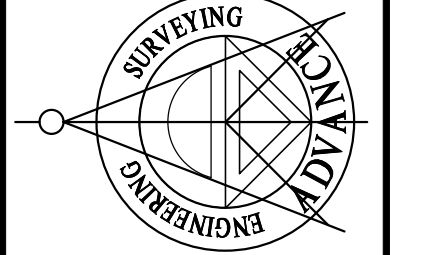
TABLE 2 SCHEDULE OF AREA AND BULK REGULATIONS

DISTRICT	MINIMUM LOT SIZE (square feet)	BUILDING HEIGHT MAXIMUM (stories / feet)	WIDTH AT SETBACK (feet)	FRONT SETBACK MINIMUM (feet)	SIDE SETBACK MINIMUM (feet)	REAR SETBACK MINIMUM (feet)	MAXIMUM LOT COVERAGE (PERCENTAGE)	MINIMUM AREA PER DWELLING (square feet)
H (HAMLET)	20,000	3 / 40	110	25	20	35	75	5,000



UNREGISTERED  
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**ADVANCE ENGINEERING & SURVEYING, PLLC**  
 CONSULTING IN -  
 CIVIL & ENVIRONMENTAL ENGINEERING  
 LAND SURVEYING & DEVELOPMENT  
 COMMERCIAL AND RESIDENTIAL



DATE: MAY 10, 2024  
 SCALE: 1" = 20'  
 COUNTY OF RENSSELAER  
 TOWN OF NORTH GREENBUSH  
 STATE OF NEW YORK  
 ST. NO. 27 WEST SAND LAKE ROAD  
 AT THE LANDS KNOWN AS  
 SKETCH SITE PLAN

NO.	REVISION	BY	APPD.	DATE
1)	ISSUED FOR SECTION PLAN REVIEW	C.A.	N.C.	05/10/2024